

# \$799,900 - 169 Verity Manor Sw, Calgary

MLS® #A2222611

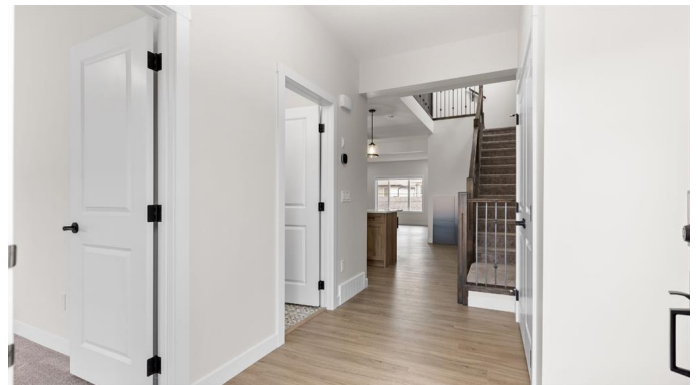
**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,213 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Step into this exceptional two-storey corner-lot home, offering over 2,200 sq. ft. of thoughtfully designed living space, complete with 4 spacious bedrooms, 3 full bathrooms, a versatile bonus room, and a host of upscale features throughout. Perfectly blending modern elegance with everyday comfort, this home welcomes you with an airy open-concept layout and a show-stopping open-to-below staircase accented by sleek metal railings that bring a sophisticated architectural touch. The heart of the home is a beautifully appointed gourmet kitchen featuring quartz countertops, a premium KitchenAid gas range, full-height cabinetry, and an oversized island—ideal for cooking, entertaining, and creating memories. The main floor includes a full bedroom and a 4-piece bathroom, making it an ideal setup for guests, in-laws, or multi-generational living. Upstairs, a thoughtfully placed laundry room offers added convenience, while the bonus room provides flexible space for a home office, play area, or media lounge. Retreat to the expansive primary bedroom, which showcases downtown skyline views, a large walk-in closet, and a spa-inspired ensuite with dual vanities and a glass-enclosed shower. Two additional well-sized bedrooms and another full bath complete the upper level. Outside, enjoy summer evenings on the rear deck—perfect for BBQs and gatherings—while the double detached garage offers secure parking and extra storage. This home is a perfect balance of style, space, and function in a desirable



location. Builder will complete the concrete path, and grade the lot. Call today to book your private tour.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222611    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,213       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 169 Verity Manor Sw |
| Subdivision | Alpine Park         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 0S6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                               |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | None, Unfinished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Corner Lot                      |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Stone, Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |
| HOA Fees       | 250            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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